

44/20

# MAIDSTONE NO. 1 OF PALM BEACH POLO & COUNTRY CLUB - WELLINGTON - P.U.D.

IN PART OF SECTIONS 14 & 15, TWP. 44 S., RGE. 41 E.

PALM BEACH COUNTY, FLORIDA

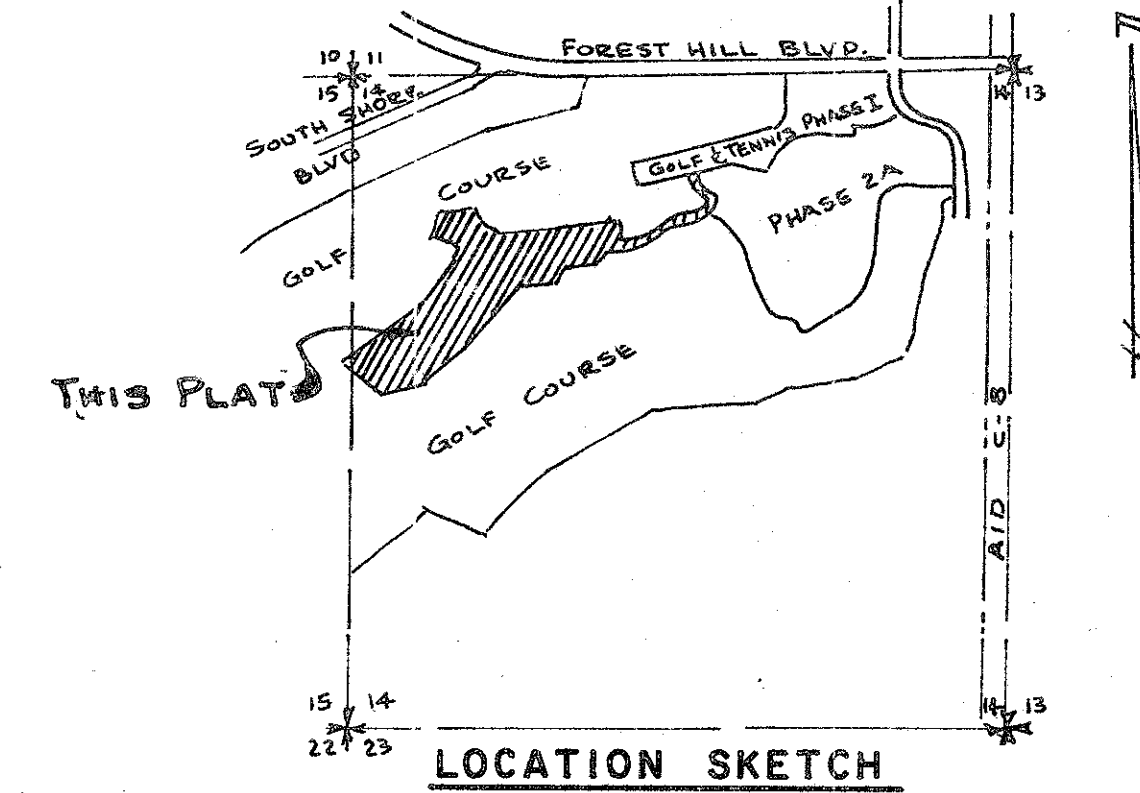
IN 2 SHEETS SHEET NO. 1

GEE & JENSON

ENGINEERS, ARCHITECTS, PLANNERS, INC.

WEST PALM BEACH, FLORIDA

AUGUST 1981



20

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 9:58 A.M. this 4 day of February, 1982, and duly recorded in Plat Book No. 44 on page 20 & 21  
JOHN B. DUNKLE, Clerk Circuit Court  
By Victoria Olson, D.C.

### DESCRIPTION

A parcel of land lying in part of Sections 14 and 15, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southwest Corner of Parcel B as shown on Sheet No. 2, GOLF AND TENNIS VILLAGE-PHASE I OF PALM BEACH POLO AND COUNTRY CLUB - P.U.D. as recorded in Plat Book 35, Pages 185 and 186, Public Records of Palm Beach County, Florida; thence N.76°31'35"E. along the South Line of said Parcel B, a distance of 373.35 feet to the Right of Way Line of Pond View Drive and the POINT OF BEGINNING; thence continue N.76°31'35"E. along the South Line of the above plat, a distance of 109.54 feet to a point on a curve concave to the east having a radius of 70 feet and a central angle of 120°00'00" and whose tangent bears N.76°31'35"E.; thence leaving the boundary of said plat, westerly, southwesterly, southerly and southeasterly along the arc of said curve, a distance of 146.61 feet; thence S.43°28'25"E. along the tangent to said curve, a distance of 101.64 feet; thence S.46°31'35"W. a distance of 69.19 feet to the beginning of a curve concave to the northwest having a radius of 182 feet and a central angle of 30°00'00"; thence southwesterly along the arc of said curve, a distance of 95.30 feet; thence S.76°31'35"W. along the tangent to said curve, a distance of 179.30 feet to the beginning of a curve concave to the southeast having a radius of 180.38 feet and a central angle of 26°44'20"; thence southwesterly along the arc of said curve, a distance of 84.18 feet; thence S.49°47'15"W. along the tangent to said curve, a distance of 181.64 feet to the beginning of a curve concave to the northwest having a radius of 168.39 feet and a central angle of 39°43'46"; thence southwesterly and westerly along the arc of said curve, a distance of 116.76 feet; thence S.89°31'01"W. along the tangent to said curve, a distance of 90.00 feet; thence S.00°28'59"E. a distance of

100.00 feet; thence S.89°31'01"W. a distance of 190.62 feet; thence S.16°05'40"W. a distance of 156.46 feet; thence S.81°34'55"W. a distance of 729.63 feet; thence S.38°27'17"W. a distance of 688.52 feet; thence S.47°51'04"W. a distance of 472.44 feet; thence N.76°30'47"W. a distance of 312.15 feet; thence N.58°29'13"E. a distance of 0.48 feet; thence N.54°18'18"W. a distance of 149.53 feet to a point on the East Line of said Section 15; thence continue N.54°18'18"W. a distance of 57.53 feet; thence N.47°51'04"E. a distance of 64.94 feet to a point on the West Line of said Section 14, said point lying S.01°03'25"W. a distance of 2330.80 feet from the Northwest Corner of said Section 14; thence continue N.47°51'04"E. a distance of 589.01 feet; thence N.38°27'17"E. a distance of 673.14 feet;

thence N.12°02'02"E. a distance of 123.76 feet; thence N.62°30'50"E. a distance of 190.00 feet; thence S.67°49'44"E. a distance of 122.55 feet; thence N.83°48'21"E. a distance of 173.31 feet; thence N.81°34'55"E. a distance of 557.81 feet; thence N.89°31'01"E. a distance of 242.48 feet; thence S.00°28'59"E. a distance of 150.00 feet; thence N.89°31'01"E. along a line parallel with and 60 feet north of, a previously described course, a distance of 115.00 feet to the beginning of a concentric curve concave to the northwest having a radius of 108.39 feet and a central angle of 39°43'46"; thence easterly and northeasterly along the arc of said curve, a distance of 75.16 feet; thence N.49°47'15"E. along the tangent to said curve, a distance of 181.64 feet to the beginning of a concentric curve concave to the southeast having a radius of 240.38 feet and a central angle of 26°44'20"; thence northeasterly along the arc of said curve, a distance of 112.18 feet; thence N.76°31'35"E. along the tangent to said curve, a distance of 179.30 feet to the beginning of a concentric curve concave to the northwest having a radius of 122 feet and a central angle of 20°37'10"; thence northeasterly along the arc of said curve, a distance of 43.90 feet; thence N.06°13'00"E. making an angle with the tangent to the last described curve, measured from northeast to north, of 49°41'25", a distance of 38.13 feet; thence N.43°28'25"W. parallel with and 60 feet southwest of, a previously described course, a distance of 15.34 feet to the beginning of a concentric curve concave to the northeast having a radius of 130 feet and a central angle of 62°34'44"; thence northwesterly and northerly along the arc of said curve, a distance of 141.99 feet to a point on the South Line of said Parcel B and the POINT OF BEGINNING.

### MORTGAGE CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consents to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3144, Page 21 of the Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon.

IN WITNESS WHEREOF, Trustees of General Electric Pension Trust, by and through GUERRY STRIBLING, the President of GOULD FLORIDA INC., a Delaware Corporation, as Attorney in Fact and on behalf of and in the name of Trustees of General Electric Pension Trust, pursuant to the Power of Attorney given to the President or any Vice President of GOULD FLORIDA INC., a Delaware Corporation, by Trustees of General Electric Pension Trust, dated September 27, 1979 and recorded in Official Record Book 3146, Page 17 II of the Public Records of Palm Beach County, Florida, which Power of Attorney is in force and is unrevoked, do hereby set my hand and seal this 31st day of December, 1981.

TRUSTEES OF GENERAL ELECTRIC PENSION TRUST

Signed, sealed & delivered  
in the presence of:

Victoria Olson  
Riana L. Curran

By: Guerry Stribling, President of  
Gould Florida Inc., as Attorney  
in Fact for Trustees of General  
Electric Pension Trust.

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, personally appeared GUERRY STRIBLING, to me well known and known to me to be the individual described in and who executed the foregoing instrument as President of GOULD FLORIDA INC., a Delaware Corporation, as Attorney in Fact on behalf of Trustees of General Electric Pension Trust, duly authorized to execute this instrument in the name of General Electric Pension Trust, the mortgagee, and acknowledged to and before me that he executed such instrument for the purposes expressed therein and that he executed the same under authority duly vested in him by GENERAL ELECTRIC PENSION TRUST.

WITNESS my hand and official seal this 31st day of December, 1981.

Victoria Olson  
Notary Public

My Commission expires: June 27, 1992

### LAND USE

Single Family	28 Lots
Section 14	26.59 Acres
Section 15	0.04 Acres
Total Area	26.63 Acres
Lot Area	15.40 Acres
Tracts A, B & C	5.94 Acres
Street R/W	5.29 Acres
Density	0.95 DU / Acre

### NOTES

- All bearings shown are relative to an assumed meridian used throughout Wellington.
- Building Set-back Lines shall be as required by Palm Beach County Zoning Regulations.
- There shall be no buildings or other structures placed on Utility Easements.
- There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.
- denotes Permanent Reference Monument
- denotes Permanent Control Point.

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record, this 2 day of Feb, 1982.

By: Norman R. Gregory, Chairman

Attest: JOHN B. DUNKLE, Clerk

By: Kathryn S. Miller, Deputy Clerk

### COUNTY ENGINEER

This plat is hereby approved for record, this 2 day of Feb, 1982.

By: G. Harry Parks, County Engineer, A.S.S.

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida, the owner of the land shown hereon as MAIDSTONE NO. 1 OF PALM BEACH POLO & COUNTRY CLUB - WELLINGTON - P.U.D., lying in part of Sections 14 and 15, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described to the left under Description, has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The Streets as shown are for private road purposes, drainage and utilities; Tracts A, B & C are for Drainage; All are hereby dedicated to PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association. The use of Utility, Drainage and Maintenance Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage facilities.

IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its President and attested by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 31st day of December, 1981.

GOULD FLORIDA INC., a Delaware Corporation

Attest: James J. Ogorek, Assistant Secretary  
By: Guerry Stribling, President

### APPROVAL

ACMI IMPROVEMENT DISTRICT

This plat is hereby approved for record, this 31st day of December, 1981.

Attest: A.W. Glisson, General Manager  
By: Madison F. Pacetti, Secretary

### ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF PALM BEACH

BEFORE ME personally appeared GUERRY STRIBLING and JAMES J. OGOREK, President and Assistant Secretary, respectively, of GOULD FLORIDA INC., a Delaware Corporation licensed to do business in Florida,

to me well known and known to me to be the individuals described in and who executed the foregoing instrument as such officers of said Corporation, and severally acknowledged to and before me that they executed such instrument as such officers, and that the seal affixed to said instrument is the seal of said Corporation, and that it was affixed to said instrument by due and regular corporate authority and that said instrument is the free act and deed of said Corporation. WITNESS my hand and official seal this 31st day of December, 1981.

Victoria Olson  
Notary Public

My Commission expires: June 27, 1982

### TITLE CERTIFICATION

STATE OF FLORIDA - COUNTY OF PALM BEACH

I, LARRY ALEXANDER, a duly licensed Attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property, that I find the title to the property is vested in GOULD FLORIDA INC., a Delaware Corporation, that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon, and that I find all mortgages are shown and are true and correct, and that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

Larry Alexander  
Attorney at Law  
licensed in Florida, Date: JAN. 8, 1982

### SURVEYOR'S CERTIFICATIONS

STATE OF FLORIDA - COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 1-20-82, 1981, they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands hereon described and platted; that permanent reference monuments have been set as shown as required by law, and that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida for the required improvements, and that the survey data complies with all requirements of Chapter 177, Part I, as Amended, and Ordinances of Palm Beach County, Florida.

DAILEY FOTORNY, INC.

Paul J. Fotorny  
Professional Land Surveyor  
Florida Registration No. 2297. Date: 20 JAN 1982

STATE OF FLORIDA - COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 1-21-82, 1981, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by DAILEY FOTORNY, INC.

GEE & JENSON - Engineers, Architects, Planners, Inc.

Clyde McNeal  
Professional Land Surveyor  
Florida Registration No. 2883 Date: 21 JAN 82

THIS INSTRUMENT PREPARED  
BY CLYDE McNEAL  
2019 Okeechobee Boulevard  
West Palm Beach, Florida